

Mr Andy Turner
40-43 Sheridan House,
Jewry Street,
Winchester,
SO23 8RY

For Applicant:
Future Water (for Portsmouth Water)

The Town and Country Planning Act 1990
Notification of Decision

Application Number: APP/25/00989

Site Address: Havant Thicket Reservoir Site

Proposal: Discharge of conditions 20, 28,29,32 and 36 of planning permission
APP/24/00312 relating to Phase 5 Control Room

Havant Borough Council as Local Planning Authority has made the following
decision relating to your request to discharge condition(s):

Condition(s):

29	No development shall take place until a Renewable Energy Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter. Reason: In the interests of sustainable development. Details Submitted HTR-FUW-P5-CB-RP-W-1709 – Renewable Energy Strategy (Phases 1-8)	Part Discharged	01/05/2026
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Part Discharged:

Condition 29 Renewable Energy is part discharged and only for Phases 1-8. The Applicant is reminded that a full renewable assessment will be required to be submitted in respect of Phase 9 (Visitor Centre). This renewable assessment will incorporate measures onsite to ensure the works align with the councils net zero goals and improve the sustainability of the development site.

20	PHASE 5 - No phase of the development approved under Condition 4 shall commence until a Lighting Strategy for that phase or parcel has been approved by the local planning authority. The Strategy must include: Proposed specifications for external lighting of service areas, parking, buildings, signs, open space and access junctions. Measures to prevent obtrusive	Fully Discharged	01/05/2026
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	<p>light to residents and distraction of motorists. Measures to minimise light pollution. Appropriate energy efficiency technology Permanent lighting will comprise hooded luminaires directed away from vegetation, particularly the boundary hedgerows and treelines to avoid any light spill onto retained vegetation. Lighting will follow good practice current at the time of detailed design. The new lighting will be task-related, associated with the visitor centre and associated car park and with no lighting on the access roads. The lux level will be as low as possible to meet their purpose safely and effectively. The lighting for each phase or parcel shall be carried out in accordance with the approved Lighting Strategy and shall be retained and maintained as such thereafter. Reason: In the interests of safety, visual and residential amenity and habitats and the environment.</p> <p>Details Submitted Cover letter 1.12.25 HTR-FUW-P5-CB-RP-W-1712 – Lighting Strategy</p>		
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Fully Discharged: The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

28	<p>PHASE 5 No phase of the development approved under Condition 4 shall commence until full details of the landscaping of that parcel has been submitted to and approved by the Local Planning Authority. Each reserved matter application shall set out how it complies with the approved planning drawings and any subsequent amendments shall be agreed in writing with the Local Planning Authority. The details shall include: Written specifications (including cultivation and other operations associated with plant and grass establishment, ii) Planting methods, tree pits & guying methods, iii) Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, iv) Retained areas of grassland cover, scrub, hedgerow, trees and woodland, v) Manner and treatment of watercourses, ditches and banks, vi) Details of all hard-surfaces, such as paths, access ways, seating areas and parking spaces, including their appearance, depth and permeability, vii) A timetable for implementation of the soft and hard landscaping works. The scheme of Landscaping Works shall be implemented in accordance with the approved timetable. Any plant which dies, becomes diseased or is removed, within 10 years shall be replaced with another of similar type and size, unless otherwise agreed in writing by the</p>	Fully Discharged	01/05/2026
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	<p>Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter. Reason: In the interests of visual amenity and managing impact on the existing habitats.</p> <p>Details Submitted Cover letter dated 1.12.25 HTR-GHD-CB-RE-DR-T-0022 P05 – Control Building Landscape Plan HTR-GHD-CB-RE-DR-T-0023 P03 – Control Building Landscape Cross Sections Sheet 1 HTR-GHD-CB-RE-DR-T-0024 P04 – Control Building Landscape Cross Sections Sheet 2</p>		
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Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

32	<p>PHASE 5 No phase of the development approved under Condition 4 shall commence until a detailed scheme, to ensure the development will not increase the risk of flooding, has been submitted to, and approved in writing by, the local planning authority. Specifically, further details should be provided where relevant to that phase including:</p> <ul style="list-style-type: none"> • A detailed drainage management plan that adequately details the management of the drainage associated with the phase. • Detailed information surrounding a number of permanent structural elements including the proposed dimensions and height of the embankment, associated spillway, control house and wetland retaining structure (including the proposed piped controls). Confirmation should be provided through detailed modelling that flood risk will not be increased as a result of any design changes. • Detailed information including the long-term maintenance scheduled for the proposed development. • Detailed information on the proposed location and design of the visitor centre, including proposed finished floor levels. • Should the proposed access routes to and from the visitor centre be situated within proximity to main river or within the flood zone then further details should be provided on the associated impacts on flood risk and the proposed mitigation measures. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority. Reason: To reduce the risk of flooding to the proposed development and its future 	Fully Discharged	01/05/2026
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	users. This is in line with paragraph 163 of the National Planning Policy Framework.		
	Details Submitted HTR-GHD-CB-ZZ-RP-D-0004 – Control Building Drainage Management Plan		

Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

36	<p>PHASE 5 No phase of the development approved under Condition 4 shall commence until full details of all ecological mitigation, compensation and enhancement measures (to be informed as necessary by up-to-date survey and assessment) and on-going monitoring of mitigation measures required for each reserved matters application (including both ecological works directly related to that Development Phase reserved matters area and any works associated with that area but lying outside of the boundary of that area) shall be submitted for approval to the Local Planning Authority. Such details shall be in accordance with the ecological mitigation, compensation and enhancement measures detailed within the Outline Biodiversity Mitigation and Compensation Strategy (ECOSA, September 2020), the Habitats Regulations Assessment (Atkins/Portsmouth Water, September 2020) and the Implementation Plan for Off Site Biodiversity Mitigation and Compensation (Atkins, April 2021. Any such approved measures shall thereafter be implemented in strict accordance with the agreed details and with all measures maintained in perpetuity, unless otherwise agreed in writing by the Local Planning Authority. Reason: To protect and enhance biodiversity in accordance with the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, NERC Act 2006, NPPF and Policy CS 11 of the Havant Borough Core Strategy March 2011.</p> <p>Details Submitted HTR-RHD-P5-CB-RP-Z-0001 - Ecological Mitigation, Compensation and Enhancement Measures</p>	Fully Discharged	01/05/2026
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Fully Discharged : The details hereby approved are considered to be in accordance with the relevant adopted policies of the Council, in particular the policies contained within the Havant Borough Local Plan (Core Strategy) 2011.

Other Important Information:

1.	This notice only relates to the decision of Havant Borough Council as Local Planning Authority under the Town and Country Planning Acts. It does not relate to any other application that may be required under the Building Regulations or under any other Act, Regulation, Byelaw or Order where the Council's approval may be needed. For further guidance as to the need for consent under the Building Regulations please phone 023 9244 6571.
2.	Any failure to adhere to the details of the approved plans, and other documents or to comply with any conditions listed above may lead to enforcement action being taken by the Council. If you wish to depart from the approved details or conditions in any way, you should contact the Planning and Development service at the Plaza or by telephoning 023 9244 6015.

Paul Barton

Paul Barton

Interim Head of Planning

Havant Borough Council
12 May 2026